

Chateau Woods Municipal Utility District Board meeting minutes

Meeting held at 10224 Fairview Drive, Conroe, Texas 77385 on Thursday, May 23, 2024 at 7:00pm.

1. Call to order by presiding officer.

Meeting called to order by presiding Officer President David Schoop at 7:00pm

2. Roll Call of Directors and establish a quorum.

Director Merceri took roll call. Director Cassandra Merceri, Director David Schoop, Lacie Whorley, Director Shane Ramsour were all present. Director Lance Shannon was absent.

Also in attendance were Darcy Tramm and Derick Dickmann of A-1 Utility; Levi Love of L Squared Engineering, the District's engineer; Loren Clark of L&S District Services, the District's Bookkeeper; and Mallory Craig of Coats Rose, P.C. Law firm, the District's General Counsel.

Public in attendance were John A. of 11700 Great Oak, Pedro Ramire of 10512 Chateau Ln., Chad Bennett of 544 Springwood Dr., Lance McMilliam of 1327 Beech Dr., Terry Price of 520 Tallow Dr., Robin Blackshear of 507 Tallow Dr., and Maureen Golden.

3. Invocation, Pledge of Allegiance, and Pledge to the Texas flag.

No action.

4. Discuss and take possible action to approve the minutes from the March 28, 2024 and April 25, 2024 regular meeting.

Director Schoop made the motion to approve the minutes. Director Whorley seconded the motion, and all voted in favor. Motion carried.

5. Comments from the Public.

Pedro Ramire discussed the recent flooding to his home and how the MUD board could help with the matter.

Lance McMillian asked if he could pressure washing the entrance sign and adding lights to entrance, board agreed that would make entrance look better.

Director Lance Shannon joined the meeting at 7:03 pm.

6. Comments from the Directors.

Director Whorley stated that the culvert on Chateau Woods Pkwy and Chateau Woods lane had been run over and needed to be repaired. Director Schoop commented that the county would need to repair it.

Director Merceri then read emails from the website, noting that one asked for more recycling stickers. It was noted that an email was sent stating there is some available at A-1 office. Director Merceri then noted that another email was submitted asking why the median has not been cut. Director Merceri stated that a response was sent stating that the County has informed the District that it will only maintain the medians twice a year.

Director Shannon then started a discussion on how Lisa Hudson is not cleaning and maintaining her contract.

7. Discuss and take possible action to accept bookkeeper's report for April 25th to May 23rd and approve payment of bills.

Director Schoop made a motion to accept the bookkeeper's report and payment of bills. Director Ramsour seconded the ~~motion~~ and all voted in favor. Motion carried.

8. Discuss and take possible action on monthly building rental report.

Director Ramsour made a motion to approve ~~monthly~~the monthly building rental report. Director Whorley seconded the ~~motion~~motion, and all voted in favor. Motion carried.

9. Discuss and take possible action following request from Robin Blackshear at 507 Tallow to address the Board about flooding in the subdivision and around her property.

Director Schoop will talk to resident. Table to next meeting.

10. Discuss and take possible action on CenterPoint natural gas in Lake Chateau Woods.

Director Ramsour made a motion to approve the letter and will go door to door with Director Whorley to pass out letter with minor changes to letter. Director Whorley seconded the motion and all voted favor. Motion passed.

11. Discuss and take possible action on assessment of fines against Starter Homes of Texas, LLC for violation of the District Amended Rated Order at their construction sites at 1410 & 1452 Glen Oaks (Rules and Regulations Section 31 A1, A2, & A5).

Tabled to next meeting.

12. Discuss and take possible action on any previous or new deed restriction complaints:

- a. **1527 Glen Oaks-debris/trash visible from the street.**
- b. **1612 Beech – debris/trash visible from the street.**
- c. **10555 Fairview – debris/trash visible from the street.**
- d. **1205 Chateau Woods Pkwy- debris from cut down trees potentially blocking drainage. (New)**
- e. **1226 Chateau Woods Pkwy – debris from cut down trees potentially blocking drainage. (New)**
 - A. Cleaned up, no action
 - B. Cleaned up, no action.
 - C. Director Schoop made a motion to have Director Merceri to write a letter to have it cleaned up by June 25th, and Director Ramsour seconded the motion. All voted in favor. Motion passed.
 - D. Director Schoop made a motion to have Director Merceri to write a letter to have it cleaned up by June 25th, and Director Ramsour seconded the motion. All voted in favor. Motion passed.
 - E. Director Schoop made a motion to have Director Merceri to write a letter to have it cleaned up by June 25th, and Director Ramsour seconded the motion. All voted in favor. Motion passed.
 - F. Director Schoop made a motion to have Director Merceri to write a letter to have it cleaned up by June 25th, and Director Ramsour seconded the motion. All voted in favor. Motion passed.

13. Discuss and take possible action on 2024 Automatic Adjustment letter from Best Trash Service, resulting in an increase of \$1.46 + tax (from \$25.15 to \$26.61) for In-District customers beginning June 2024.

This item was discussed later in the agenda.

14. Discuss and take possible action on any new or ongoing legal matters.

a. Process for changing water and/or sewer rates.

Tabled to next meeting.

15. Discuss and take possible action on permit renewal requests from Travis Glen at 1382 Glen Oaks until August 22, 2024.

Director Shannon made a motion to grant a 3 month permit extension. Director Whorley seconded the motion and all voted in favor. Motion carried.

16. Discuss and take possible action on the following Engineering Matters:

- a. Update on Water Plant No. 3**
- b. Updates on developments in the District.**
- c. Wastewater Plant rehabilitation project.**
- d. Renewal of TCEQ Wastewater Discharge Permit.**
- e. District overall Water & Sewer Maps**
- f. West Side Drainage Mitigation Study.**
- g. New and other ongoing Engineering projects or approvals.**

A. WW Payton initiated the hydro-geologic study required by Lone Star to keep the project moving forward. Upon approval of the study and application, Lone Star Groundwater Conservation District will issue a new well permit and drilling can commence.

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B. The engineer reported that there is no update on the Bali Star development. He noted that Phase 1A has been accepted by the district and that Entergy has completed the power install for the new lift station, and construction is resuming to complete it.

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C. Contracts have been negotiated and the engineer is anticipating execution soon. He noted that the insurance certificate has been received and anticipates scheduling a pre-construction meeting the first or second week of June.

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D. The application was deemed administratively complete, and the first publication was authorized, Publication was made, and proof of publication and alternative language publication have been received by TCEQ on 5/16.

E. The map is printed and will be displayed in board room.

E. Drainage areas are being mapped out and data from area flood studies is being compared to District's data. L Squared will prepare initial exhibits and flow data and initiate a conversation with DD6 to understand possibility of using their facility for outfall.

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F. Nothing new.

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13. Discuss and take possible action on 2024 Automatic Adjustment letter from Best Trash Service, resulting in an increase of \$1.46 + tax (from \$25.15 to \$26.61) for In-District customers beginning June 2024.

Director Ramsour made a motion to approve rate increase. Director Shannon seconded the motion. All voted in favor. Motion carried. Director Schoop will have Mallory Craig receive bids for trash companies.

17. Discuss and take possible action on April 2024 operations report: including maintenance and repairs to water/sanitary sewer systems, plumbing permits/inspections, parks and customer billing.

Director Shannon made a motion to approve \$4,154.00 for planned maintenance at the sewer plant. Director Schoop seconded the motion. All voted in favor. Motioned carried

18. Discuss and take possible action on schedule for public hearing and meetings to adopt the 2024 Tax Rate for Chateau Woods M.U.D.

Table to next meeting.

19. Discussion of any items to be included on next meeting's agenda.

#8, #9, #11, #14, #12 c,d,e, 10306 Twin Oaks.

20. Adjourn.

Director Whorley made a motion to adjourn the meeting Director Ramsour seconded. All voted in favor. Motion carried meeting adjourned at 8:45pm

Meeting minutes prepared by Board secretary Director Merceri.

